

# \$569,900 - 75 Sage Meadows Circle Nw, Calgary

MLS® #A2241131

**\$569,900**

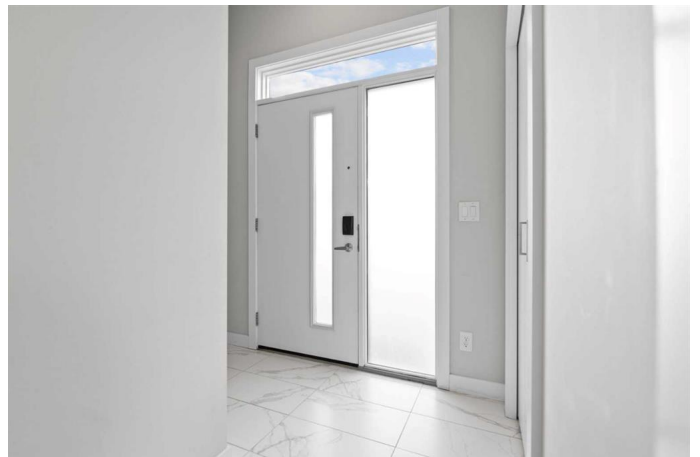
4 Bedroom, 3.00 Bathroom, 1,757 sqft

Residential on 0.03 Acres

Sage Hill, Calgary, Alberta

Welcome to this stylish 3-story townhome with attached double car garage in the community of Sage Hill.

This particular condo is an end unit with full height brick exterior wall in the front and cement board siding. It has a modern design inside with 3 storeys that boasts many upgrades, including all carpet areas, laminate hardwood floorings, bath and laundry tiles and air-conditioning. The entrance is on street level that features a good-sized office with a large window and easy access to the double garage in the back. The living area on the second level has an open concept design with a spacious living room, a functional kitchen and a roomy dining room with large windows on two sides. The southeast facing windows in the living room allow natural sunlight to brighten and warm up the home. Kitchen is equipped with stainless steel appliances including the upgrade of Elica 30" under the cabinet range hood and a 2022 french door fridge with water dispenser and bottom freezer. Countertops in the kitchen and baths were upgraded to 1 1/4" granite. By the dining room is an exit to a covered balcony with a gas line for barbeque. A 2-piece half bath is on top of the stairs from the ground level. All three bedrooms are on the top floor. The master bedroom is completed with vaulted ceiling, raked windows that extend right to the ceiling, a walk-in closet and a 4-piece ensuite which has been upgraded to the 5"™ stand-up shower with framed 5 mm glass



slider door. The other two bedrooms are served by another 4-piece main bath on this level. The double attached garage, both heated and insulated, is backside facing. This complex is within walking distance to Symons Valley Natural Reserve. Minutes to shopping centres and major traffic arteries and highways.

Don't miss the opportunity to make it your own!  
Book your showings today!

Built in 2019

### Essential Information

MLS® #	A2241131
Price	\$569,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,757
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	75 Sage Meadows Circle Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K3

### Amenities

Amenities	Visitor Parking
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Lighting, Playground, Private Entrance
Lot Description	Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 19th, 2025
Days on Market	2
Zoning	M-1 d60

### Listing Details

Listing Office	MaxWell Capital Realty
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